

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF MILPITAS  
APPROVING THE REPORT TO THE CITY COUNCIL ON THE PROPOSED EIGHTH  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MILPITAS  
REDEVELOPMENT PROJECT AREA NO. 1 AND CONSENTING TO HOLDING A JOINT  
PUBLIC HEARING WITH THE CITY COUNCIL OF THE CITY OF MILPITAS**

WHEREAS, on September 21, 1976, by Ordinance No. 192, the City Council of the City of Milpitas ("City Council") adopted the redevelopment plan ("Redevelopment Plan") for the Milpitas Redevelopment Project Area No. 1 ("Original Project Area"); and

WHEREAS, the Redevelopment Plan has been amended a total of seven (7) times (as amended, the "Existing Plan") to, among other things, add area to the Original Project Area (as amended, the "Existing Project Area"), increase the tax increment and bonded indebtedness limits, and extend the dates to incur debt, repay debt and collect tax increment; and

WHEREAS, the Redevelopment Agency of the City of Milpitas ("Agency") is vested with the responsibility to carry out the Existing Plan; and

WHEREAS, the Agency again desires to amend the Existing Plan ("Eighth Amendment") to add area ("Added Area") to the Existing Project Area and increase the tax increment and bonded indebtedness limits contained within the Existing Plan; and

WHEREAS, the Agency has caused to be prepared a Report to the City Council on the Eighth Amendment pursuant to Health and Safety Code Section 33352; and

WHEREAS, the Report to the City Council has been previously submitted to and reviewed by the members of the Governing Board of the Agency; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law ([CRL] Health and Safety Code Sections 33000 et. seq.), there is a need for a joint public hearing of the City Council and the Agency in order to consult with and obtain the advice of property owners, business owners, tenants, community organizations, and any other interested groups and/or citizens to be heard with respect to the proposed Eighth Amendment and related items; and

WHEREAS, the Agency has prepared the required Notice of Joint Public Hearing and related attachments for transmittal pursuant to CRL Section 33452.

**NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF MILPITAS  
DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The Agency approves and adopts the Report to the City Council prepared for the Eighth Amendment.

**Section 2.** The Executive Director of the Agency is hereby authorized and directed to transmit the Report the Report to the City Council prepared for the Eighth Amendment to the City Council of the City of Milpitas.

**Section 3.** The Agency approves the convening of a joint public hearing with the City Council on May 20, 2003, at 7:30 p.m., or as soon thereafter as possible, in the City of Milpitas City Council Chambers, 455 E. Calaveras Boulevard, Milpitas, CA 95035, for the purpose of considering the proposed Eighth Amendment and other related matters.

**Section 4.** The Agency hereby approves the Notice of Joint Public Hearing and related attachments as written and attached to this resolution.

**Section 5.** Agency staff is hereby directed to work with the City Clerk and Agency advisors in the mailing of a copy of the aforesaid notice and related materials attached herewith, pursuant to Section 33452 of the CRL, to the last known assessee of each parcel of land within the Existing Project Area and the Added Area as shown on the last equalized assessment rolls of Santa Clara County and the State of California. The notice shall be sent to all property and business owners, tenants and residents within the Existing Project Area and the Added Area, and to all taxing entities, which receive a portion of the ad valorem taxes levied on properties within the Existing Project Area and the Added Area.

**Section 6.** Agency staff is hereby directed to work with the City Clerk and Agency advisors in the publishing of the aforesaid notice, including a map and a reference to the availability of the legal description for the Existing Project Area (as recorded with the County Recorder) and Added Area, prior to the date of the joint public hearing in a newspaper of general circulation for period not less than once a week for five (5) consecutive weeks. The notice shall be published in the Milpitas Post on April 17 and 24 and May 1, 8, and 15, 2003 to satisfy this requirement.

PASSED AND ADOPTED this 15<sup>th</sup> day of April 2003, by the following vote:

AYES:

NOES:

ABSENT

ABSTAIN:

ATTEST:

APPROVED:

\_\_\_\_\_  
Gail Blalock, City Clerk

\_\_\_\_\_  
Jose S. Esteves, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven T. Mattas, City Attorney

**ATTACHMENTS**

**COVER LETTER**

**JOINT PUBLIC HEARING NOTICE**

**LEGAL DESCRIPTION**

**MAP OF THE EXISTING PROJECT AREA AND THE ADDED AREA**



# CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

April 16, 2003

RE: Public Hearing on the Eighth Amendment to the Redevelopment Plan for the Milpitas  
Redevelopment Project Area No. 1

Dear Property Owner/Business Owner/Resident:

The Milpitas Redevelopment Agency ("Agency") is in the final stages of adopting an amendment to the existing Redevelopment Project Area No. 1. The primary purpose of the amendment is to increase the financial limits within the existing Project Area and add territory within the Midtown Specific Plan area. In order to give all property and business owners, tenants and residents within the existing Project Area and the area to be added an opportunity to be heard, the City Council and the Agency have scheduled a joint public hearing for the proposed amendment on May 20, 2003, at 7:30 p.m. in the City Council Chambers. This letter and the attached notice, which was and will continue to be published in the newspaper, serves as a notice that the City Council will hold a joint public hearing for the amendment to Redevelopment Project Area No. 1.

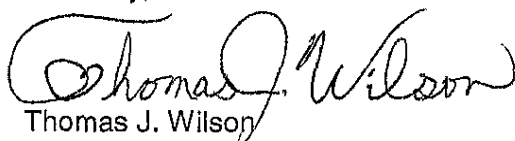
You were previously notified of this proposed action by an invitation to attend a public informational meeting held March 31<sup>st</sup> in the City Council Chambers.

The proposed Redevelopment Plan amendments do not raise taxes nor change the zoning/land use designation of your property. Increasing the financial limits and expanding the Redevelopment territory will implement the goals of the Midtown Specific Plan and complete public improvements. Proposed projects include, but are not limited to, a new library, and new senior center, housing programs for targeted income categories, construction of needed traffic and circulation improvements, and economic stimulation programs.

The proposed amendment would include your property within the Project Area boundaries. In order to carry out the Redevelopment Plan, the Agency has the power to acquire non-residential property located in the added area by purchase or condemnation in order to eliminate blight, provide public improvements and permit development in accordance with the Redevelopment Plan. Therefore, if you own non-residential property within the proposed added area, your property is subject to the possibility of acquisition of condemnation by the Agency under the circumstances set forth in the Redevelopment Plan, as amended. The Agency is not proposing eminent domain authority for the existing Project Area.

If you have other questions or comments pertaining to the joint public hearing or the proposed Eighth Amendment, you may call the City Manager's Office at (408) 586-3060.

Sincerely,

  
Thomas J. Wilson  
City Manager

General Information: 408.586.3000

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF  
MILPITAS AND THE MILPITAS REDEVELOPMENT AGENCY ON THE PROPOSED  
EIGHTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MILPITAS  
REDEVELOPMENT PROJECT AREA NO. 1**

NOTICE IS HEREBY GIVEN that a joint public hearing will be held before the City Council of the City of Milpitas ("City Council") and the Milpitas Redevelopment Agency (the "Agency"):

<b>DATE OF MEETING:</b>	May 20, 2003
<b>TIME OF MEETING:</b>	7:30 p.m. or soon thereafter
<b>PLACE OF MEETING:</b>	Milpitas City Hall City Council Chambers 455 E. Calaveras Boulevard Milpitas, California 95035

The City Council and the Agency will consider and act upon the proposed Eighth Amendment ("Eighth Amendment" or "Project") to the Redevelopment Plan for the Milpitas Redevelopment Project Area No. 1 ("Existing Project Area"). The purpose of the Eighth Amendment is to add area ("Added Area") to the Existing Project Area and to increase the financial limits of the Redevelopment Plan, including the tax increment and bond debt limits. The Eighth Amendment will give the Agency authority to use eminent domain within the Added Area for non-residential uses only. The Eighth Amendment will permit the Agency to continue its redevelopment efforts in the Existing Project Area and to undertake such efforts in the Added Area, which encompasses the Midtown Specific Plan area. Activities may include, but not necessarily be limited to, housing programs for targeted income categories, construction of needed traffic and circulation improvements, economic stimulation programs, and construction of a new library and senior center.

All persons having objections to the Eighth Amendment or the regularity of any of the prior proceedings related to the Project, or who deny the existence of blight within the geographic area within the Existing Project Area and the Added Area may appear before the joint hearing of the Agency and City Council and show cause why the Eighth Amendment should not be approved.

At any time no later than the aforesaid hour set for the joint hearing, any person or organization may file a written statement with the City Clerk of the City of Milpitas of his or her objections to the Project. Any person or organization desiring to be heard will be given an opportunity to be heard. At the aforesaid hour, the City Council and the Agency shall proceed to hear and pass upon all written and oral objections to the Project, prepared in accordance with the procedures promulgated in the CRL. The Agency and the City Council shall consider all evidence and testimony for and against approval and adoption of the Project.

Legal descriptions of land within the Existing Project Area are described in document No. 5522848, recorded January 12, 1977, document No. 6544045, recorded October 29, 1979, and document No. 8250942, recorded November 15, 1984 of the Official Records of Santa Clara County. The legal description of the land within the proposed Added Area is specifically described in Exhibit A, attached hereto and made a part hereof. For informational purposes, a map showing the general location in the City of the Existing Project Area and the proposed Added Area is attached as Exhibit B and made a part hereof.


NOTICE IS FURTHER HEREBY GIVEN that the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the certification of the Environmental

Impact Report ("EIR") prepared for the Eighth Amendment. All evidence and testimony for or against the certification of the EIR will be heard. At the day, hour and place of said joint hearing, any and all persons desiring to comment on, or having objections to, the content or adequacy of the EIR may appear and be heard before the City Council and the Agency.

NOTICE IS ALSO HEREBY GIVEN that copies of the Agency's adopted Owners, Businesses, and Tenants Participation and Re-entry Rules prepared for the Eighth Amendment are available for public inspection at the City Clerk's Office. Interested persons may also inspect the Report to the City Council, the Draft Redevelopment Plan, the EIR, and other available documents and information pertaining to the Eighth Amendment at the City Clerk's Office.

Anyone having specific questions may contact Mr. Blair King, Assistant City Manager at (408) 586-3060.

Date: April 14, 2003

  
\_\_\_\_\_  
City Clerk, City of Milpitas

Published: April 17, 2003  
April 24, 2003  
May 1, 2003  
May 8, 2003  
May 15, 2003

Posted: April 17, 2003

## EXHIBIT A

### LEGAL DESCRIPTION OF THE ADDED AREA

*All that certain real property situated in the City of Milpitas, County of Santa Clara, State of California, being described as follows:*

#### PARCEL A

Commencing at the monument at the intersection of the centerlines of Abel Street and Curtis Avenue having a coordinate of N1977865.191, E6153460.606, California coordinate System Zone 3; thence N77°05'33"E, 539.08 feet to the point of beginning of this description, said point being the south east corner of Curtis Avenue and South Main Street per Book 244 of Maps, Page 4, Santa Clara County Records, thence N17°51'03"W 395.01 along the easterly line of South Main Street, thence S72°08'57"W, 60.00 feet to the westerly line of South Main Street; thence on a curve to the right having a radius of 4030.00 feet through a central angle of 4°44'05", an arc of 333.02 feet; thence along the centerline of Penitencia Creek the following course: S62°08'47"W, 40.39 feet; N46°26'13"W, 49.02 feet; N33°43'53"W, 157.01 feet; N10°54'53"W, 257.07 feet; N33°14'53"W, 177.30 feet; N48°20'03"W, 116.81 feet; N28°34'23"W, 61.84 feet to the northerly line of the City and County of San Francisco per Book 168 of Maps, Pages 1-2. Thence along the northwesterly line of the City and County of San Francisco N66°04'07"E, 50.83 feet; Thence N10°27'43"W, 180.24 feet; Thence S79°39'57"W, 226.16 feet to the easterly line of Abel Street; Thence along the easterly line of Abel Street N10°21'53"W, 366.04 feet to the north east corner of Parcel B in Book 157 of Maps, Page 56; Thence S62°58'40"W, 46.72 feet to the centerline of Abel Street; Thence along the centerline of Abel Street N11°24'30"W, 437.18 feet to the northerly line of Tract 1047 recorded in Book 51 of Maps, Pages 20-21, Santa Clara County Records; Thence S69°34'20"W, 45.56 feet to the westerly line of Abel Street; Thence N10°22'21"W, 21.27 feet along the westerly line of Abel Street; being the easterly line of Tract 4817 recorded in Tract 274 of Maps, Pages 29-30, Santa Clara County Records the following courses; On a curve to the left having a radius of 993.13 feet through a central angle of 16°48'50", an arc of 291.44 feet; On a curve to the right having a radius of 1183.14 feet through a central angle of 5°25'43", an arc of 112.10 feet to the centerline of Junipero Drive; Thence on a curve to the right having a radius of 1183.14 feet through a central angle of 1°27'12", an arc of 30.01 feet to the northwesterly line of Junipero Avenue; Thence along the said northwesterly line S70°36'29"W, 729.56 feet; Thence leaving the said northwesterly line N19°52'10"W, 123.61 feet; Thence S70°36'29"W, 436.53 feet; Thence N17°02'43"W, 93.06 feet; Thence S72°57'17"W, 316.07 feet to the southwest corner of Parcel 1 recorded in Book 578 of Maps, Pages 1-3, Santa Clara County Records; Thence S72°57'17"W, 150.14 feet to the southwest corner of Parcel 1 recorded on Book 531 of Maps, Pages 13-14, Santa Clara County Records; Thence S72°57'17"W, 469.64 feet to State Hwy 880; Thence along the off ramp of HWY 880 N18°43'21"E, 279.73 feet; Thence on a curve to the right having a radius of 150.00 feet through a central angle of 42°55'52", an arc of 112.40 feet; Thence N61°39'13"E, 218.04 feet; Thence N58°20'W 212 feet more or less crossing HWY 237 to the southeast corner of Lot 2 recorded in Book 514 of Maps, Page 23, Santa Clara County Records; Thence along the on ramp of HWY 880 S78°48'22"W, 15.75 feet; Thence on a curve to the right having a radius of 400.00 feet through a central angle of 38°11'26", an arc of 266.63 feet; Thence N57°34'00"W, 75.29 feet; Thence leaving the on ramp N23°53'53"E, 425.82 feet; Thence N11°30'51"W, 166.88 feet; Thence N20°07'51"W, 44.67 feet to the northwest corner of Parcel 1 recorded in Book 275 of Maps, Page 22, Santa Clara County Records; Thence S86°03'51"E, 62.83 feet; Thence N81°29'25"E, 94.57 feet to the westerly line of Abbott Avenue; Thence N69°52'09"E, 65.00 feet to the easterly line of Abbott Avenue;

Thence S21°02'15"E, 16 feet more or less along the easterly line of Abbott Avenue; Thence N70°31'45"E, 207.89 feet to the northeast corner of Parcel C recorded in Book 65 of Maps, Page 3, Santa Clara County Records; Thence S 20°40'15"E, 417.16 feet; Thence N72°27'45"E, 285.43 feet; Thence N20°40'15"W, 391.78 feet; Thence N70°24'58"E, 976.91 feet; Thence N11°07'18"W, 97.51 feet; Thence N74°22'50"E, 66.42 feet to the westerly line of Abel Street; Thence along the westerly line of Abel Street the following courses: N12°45'20"W, 726.69 feet; N6°26'04"W, 191.13 feet; N74°55'44"E, 5.06 feet; N6°26'04"W, 165.74 feet; On a curve to the left having a radius of 345.00 feet through a central angle of 12°11'41", an arc of 73.43 feet in Book 117 of Maps, Pages 50-52, Santa Clara County Records; On a curve to the left having a radius of 955.00 feet through a central angle of 6°28'38", an arc of 107.96 feet; N73°45'11"E, 90.00 feet to the northerly line of Weller Lane; Thence along the said northerly line the following courses: On a curve to the left having a radius of 50.00 feet through a central angle of 85°01'22", an arc of 74.20 feet per Book 327 of Maps, Page 16, Santa Clara County Records; On a curve to the right having a radius of 395.00 feet through a central angle of 27°10'49", an arc of 187.38 feet; S74°05'22"E, 125.05 feet; On a curve to the left having a radius of 305.00 feet through a central angle of 23°30'49", an arc of 125.17 feet; On a curve to the left having a radius of 50.00 feet through a central angle of 81°07'10", an arc of 70.79 feet to the westerly of North Main Street; Thence along the westerly line of North Main Street the following courses; On a curve to the right having a radius of 532.97 feet through a central angle of 13°30'48", an arc of 125.70 feet; N14°47'27"E, 309.65 feet; On a curve to the left having a radius of 466.97 feet through a central angle of 44°25'39", an arc of 362.14 feet; N29°38'32"W, 103.82 feet; N60°21'28"E, 66.00 feet to the easterly line of North Main Street, said point being the south corner of Lot 114 of the Tract Map 2545 recorded in Book 117 of Maps, Pages 50-52, Santa Clara County Records; Thence along the easterly line of the said Tract Map 2545, being the southwesterly line of Santa Clara County Flood Control & Water Conservation District the following courses; N10°33'10"W, 1313.62 feet; On a curve to the left having a radius of 5594.686 feet through a central angle of 9°35'03", an arc of 935.85 feet to the north corner of the said Tract Map 2545, being a point on the southeasterly line of Abel Street; Thence on a curve to the left having a radius of 5595.00 feet through a central angle of 0°54'30", an arc of 88.70 feet; Thence N43°47'24"E, 269.94 feet to the right of way of Western Pacific Railroad (WPRR); Thence along the easterly right of way of Western Pacific Railroad the following courses; S21°24'00"E, 421.95 feet to a non-tangent point having a radial bearing of S65°21'49"W; On a curve to the right having a radius of 11419.00 feet through a central angle of 1°37'00", an arc of 322.20 feet; S23°01'01"E, 110.00 feet; S23°01'01"E, 504.57 feet; N75°33'54"E, 10.11 feet; S23°01'01"E, 1497.20 feet; N75°20'07"E, 10.11 feet; S23°01'01"E, 1144.24 feet to the north west corner of Parcel 2 recorded in Book 363 of Maps, Page 33, Santa Clara County Records; S23°01'01"E, 324.61 feet along the westerly line of the said Parcel 2; Thence N75°28'42"E, 178.51 feet along the southerly line of the said parcel 2; Thence S14°31'18"E, 46.20 feet to the north west corner of Parcel 1 in Book 417 of Maps, Page 21, Santa Clara County Records; Thence along the westerly line of Parcels 1 and 2 of the said map the following courses: S23°01'01"E, 691.28 feet; S75°28'39"W, 70.55 feet; S23°01'01"E, 888.78 feet; S66°58'59"W, 50.00 feet; S23°01'01"E, 914.25 feet to the south west corner of Parcel 2 of the said map; S23°01'01"E, 1714.63 feet; Thence along the northerly line of Curtis Avenue S66°59'30"W 1997.72 feet the point of beginning.

Containing 343.7 Acres more or less.

#### PARCEL B

Commencing at a monument at the intersection of the centerlines of Gladding Court and Montague Expressway, having a coordinate of N1975425.75, E6158374.56, California Coordinate System Zone 3, recorded in a record of survey recorded in Book 737 of Maps, Page 42, Santa Clara County Records, thence S69°46'08"W, 925.66 feet along the centerline of Montague Expressway; thence S23°00'15"E, 45.95 feet to the point of beginning of this



description, said point being the southwest corner of Parcel D as shown on the Record of Survey recorded in Book 308 of Maps, Page 16, Santa Clara County Records; Thence along the southerly line of the said Record of Survey in Book 308 of Maps, Page 16, being the southerly line of Montague Expressway the following courses; N75°40'00"E, 150.61 feet; On a curve to the left having a radius of 1067.00 feet through a central angle of 5°53'52", an arc length of 109.83 feet; N69°46'08"E, 589.07 feet; Thence on a curve to the right having a radius of 40.00 feet through a central mangle of 90°00'00", an arc length of 62.83 feet to the southwesterly line of Gladding Court, being the south corner of Parcel E recorded in Book 308 of Maps, Page 16, and southeast corner of Parcel CC recorded in Book 308 of Maps, Page 18, Santa Clara County Records; Thence N69°46'08"E, 60.00 feet to the easterly line of Gladding Court; Thence on a curve to the right having a radius of 40.00 feet through a central angle of 90°00'00", an arc of 62.83 feet; Thence along the southerly line of Montague Expressway the following courses; N69°46'08"E, 300.00 feet; N66°19'45"E, 200.00 feet; N69°46'08"E, 117.41 feet to the southeast corner of Parcel D of the said parcel map recorded in Book 308 of Maps, Page 18 and the northwest corner of Santa Clara County Flood Control & Water District Right of Way as shown on a parcel map recorded on December 14, 1973 on Book 334 of Maps, Page 8, Santa Clara County Records; N73°12'09"E, 95.36 feet crossing the Right of Way of Santa Clara County Control & Water District; N73°12'09"E, 103.65 feet; N69°46'08"E, 150.00 feet; N69°46'08"E, 100.00 feet crossing Watson Court; N69°46'08"E, 178.62 feet to the northeast corner of Parcel 1 recorded in Book 337 of Maps, Page 33, Santa Clara County Records; N69°46'08"E, 182.08 feet along the northerly line of Parcel 1 recorded in Book 67 of Maps, Pages 27-28, Santa Clara County Records; N69°46'08"E, 116.00 crossing Pecten Court; N69°46'08"E, 204.21 feet along the northerly line of the property at Grant Deed Instrument No. 6781691; N26°15'17"W, 1.18 feet to the northwest corner of the property at Grant Deed Instrument No. 7818251; N74°20'14"E, 74.68 feet along the northerly line of the above said property at Grant Deed 7818251; On a curve to the right having a radius of 312 feet through a central angle of 16°42'55", an arc of 91.02 feet; On a curve to the right, having a radius of 312.00 feet through a central angle of 11°01'06", an arc of 60.00 feet; Thence leaving Montague Expressway S30°42'00"E, 100.00 feet to the southerly line of Pecten Court, said point being the northeast corner of the property at Grant Deed Instrument No. 15529941; Thence along the northeast line of the said property in Grant Deed No. 15529941 S30°42'00"E, 739.12 feet; Thence S64°09'30"W, 677.94 feet; Thence S30°42'30"E, 50.18 feet; Thence S64°09'30"W, 581.90 feet; Thence S21°04'30"E, 210.75 feet; Thence along the limit of City of Milpitas the following courses; S64°05'00"W, 1508.74 feet along the southeast line of Parcels 1 & 2 in Book 177 of Maps, Page 25, Santa Clara County Records; S51°25'30"E, 356.83 feet to the intersection of Capitol Avenue and Lundy Place; S38°30'04"W, 339.64 feet in Book 527 of Maps, Page 34, Santa Clara County Records; S38°30'04"W, 112.87 feet crossing the lands of PG&E and Western Pacific Railroad; S38°30'04"W, 765.81 feet to the intersection of Lundy Place and Lundy Avenue; S38°30'04"W, 449.59 feet to Trade Zone Boulevard; N84°10'36"W, 239.84 feet; N4°57'39"W, 20 feet more or less; N84°10'36"W, 2175 feet more or less; Thence N6°41'44"E, 48 feet more or less to the northerly line of Montague Expressway; Thence along the northerly line of Montague Expressway the following courses; N83°17'16"W, 235.00 feet to the northeasterly line of South Pacific Railway, Book 301 of Maps, Page 12, Santa Clara County Records; N83°17'16"W, 570.46 feet to the most westerly corner of Parcel A recorded in Book 296 of Maps, Page 48, Santa Clara County Records; N83°17'16"W, 265.63 feet crossing South Main Street; N83°17'16"W, 139.37 feet along the south line of the property in Grant Deed Instrument No. 15167740; N19°34'18"E, 12.31 feet; N83°17'16"W, 99.27 feet; On a curve to the left, having a radius of 879.00 feet through a central angle of 4°09'45", an arc of 63.86 feet; On a curve to the left, having a radius of 879.00 feet through a central angle of 1°23'45", an arc of 21.41 feet; On a curve to the right, having a radius of 40.00 feet through a central angle of 73°11'32", an arc of 51.10 feet; S74°20'46"W, 40.00 feet; On a curve to the left having a radius of 80.00 feet through a central angle of 15°22'35", an arc of 21.47 feet; On a curve to the left having a radius of 879.00 feet through a central angle of 3°28'33", an arc of 50.37 feet; Thence

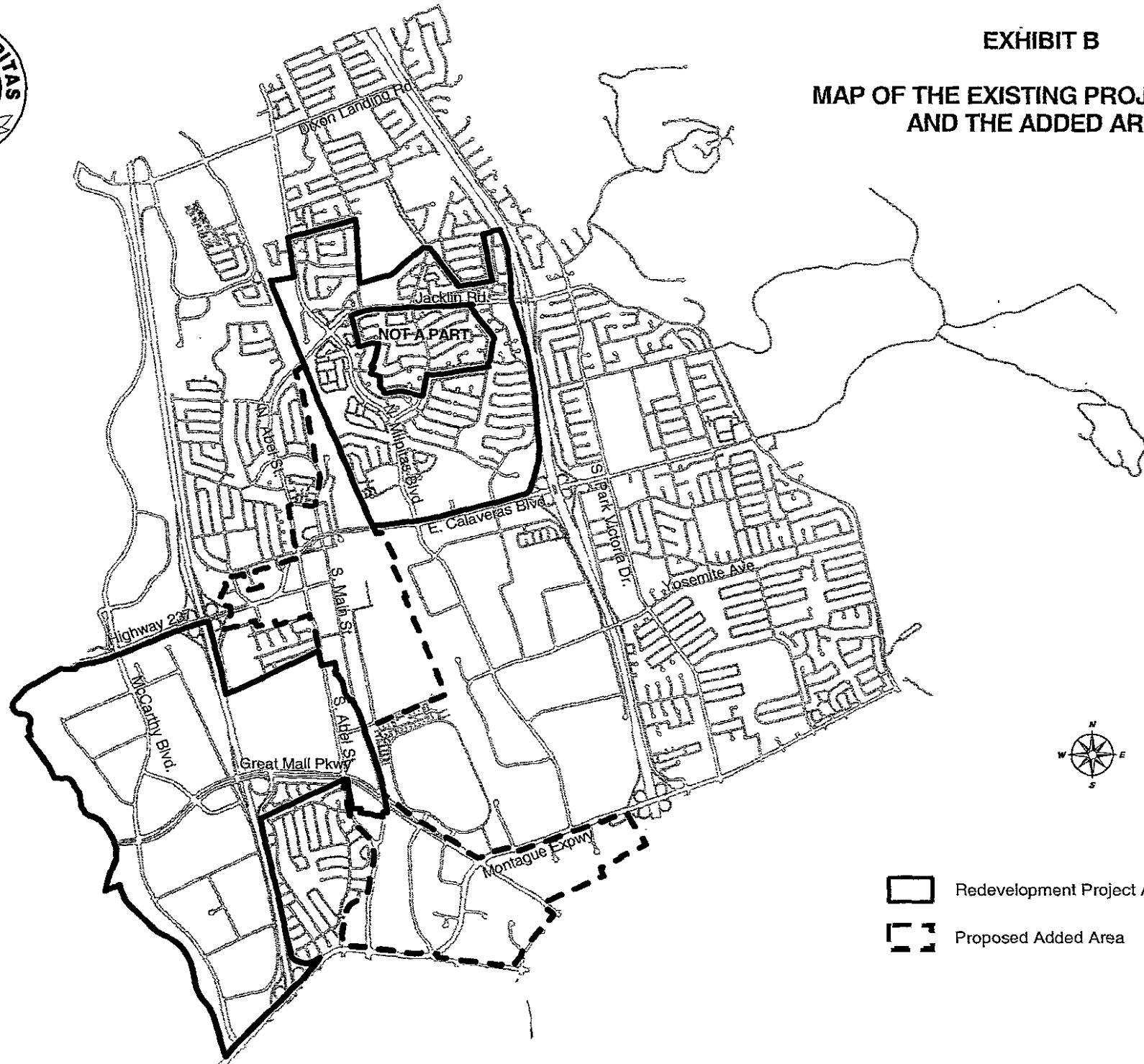
leaving Montague Expressway, along the westerly line of Parcel 1 recorded in Book 620 of Maps, Pages 46-47, Santa Clara County Records the following courses; N11°17'50"W, 90.15 feet; On a curve to the right having a radius of 800.00 feet through a central angle of 22°03'56", an arc of 308.09 feet; N10°46'06"E, 401.02 feet; On a curve to the right having a radius of 342.00 feet through a central angle of 50°50'13", an arc of 303.45 feet; N61°36'19", 330.85 feet; Thence N25°36'55"E, 65.55 feet to the most easterly corner of Lot 298, Tract 3886 recorded in Book 223 of Maps, Pages 33-35, Santa Clara County Records; Thence on a curve to the left having a radius of 20.00 feet through a central angle of 79°35'45", an arc of 27.78 feet to the southerly line of Cedar Way; Thence N06°22'44"E, 70.00 feet to the northerly line of Cedar Way; Thence on a curve to the left having a radius of 20.00 feet through a central angle of 86°36'01", an arc of 30.23 feet; Thence along the westerly line of South Main Street N9°46'47"E, 196.45 feet; Thence along the easterly line of the property in Grant Deed Instrument No. 15098922 N9°46'47"E, 305.47; Thence along the westerly line of Abel Street the following courses: N9°46'43"E, 211.20 feet; On a curve to the left having a radius of 700.00 feet through a central angle of 41°31'51", an arc of 507.40 feet to the northerly corner of Tract 4798 recorded in Book 269 of Maps, page 49, Santa Clara County Records; On a curve to the left having a radius of 700.00 feet through a central angle of 13°50'48", an arc of 169.17 feet, Book 269 of Maps, Page 50, Santa Clara County Records; N45°35'56"W, 220.00 feet; On a curve to the right having a radius of 790.00 feet through a central angle of 28°29'56", an arc of 392.85 feet; Thence on a curve to the left having a radius of 20.00 feet through a central angle of 23°15'15", an arc of 8.12; Thence along the westerly line of Abel Street N10°21'53"W, 752.98' per Book 234 of Maps, Pages 23-25, Santa Clara County Records; Thence N63°59'20"E, 93.50 feet; Thence S10°21'53"E, 662.47 feet along the easterly line of Abel Street; Thence on a curve to the left having a radius of 30.00 feet through a central angle of 83°24'14", an arc of 43.67 feet and a radial bearing of N79°38'07"E to a point on the northerly line of Capitol Avenue; Thence on a curve to the right having a radius of 622.96 feet through a central angle of 13°33'05", an arc of 147.34 feet along the northerly line of Capitol Avenue; Thence S9°46'58"W, 90.00 feet to the southerly line of Capitol Avenue; Thence along the said southerly line S80°13'02"E, 535.05 feet; Thence N9°46'58"E, 45.00 feet to the centerline of Capitol Avenue; Thence S80°13'02"E, 98.00 feet along the centerline of Capitol Avenue; Thence leaving the said centerline N9°48'37"E, 80.84 feet to a point on the easterly line of South Main Street; Thence N2°26'03"W, 183.77 feet along the easterly line of South Main street; Thence S58°08'30"E, 120 feet more or less to the easterly line of Southern Pacific Transportation Company; Thence S58°08'30"E, 495.44 feet; Thence on a curve to the right having a radius of 742.00 feet through a central angle of 10°19'06", an arc of 133.63 feet and radial bearing of S21°32'24"W to a point on the northeasterly line of Great Mall Parkway; Thence along the said northeasterly line S58°08'30"E, 1501.39 feet; Thence S58°06'15"E, 226.48 feet; Thence along the said northerly line the following courses; On a curve to the left having a radius of 60.00 feet through a central angle of 30°11'16", an arc of 31.61 feet and a radial bearing of N31°51'31"E; On a curve to the left having a radius of 70.00 feet through a central angle of 26°37'05", an arc of 32.52 feet and a radial bearing of N0°27'27"E; N63°50'22"E, 212.54 feet; On a curve to the right having a radius of 1055.00 feet through a central angle of 11°50'00", an arc of 217.89 feet; N75°40'22"E, 346.53 feet to the intersection of the southwesterly line of Union Pacific Corporation and northerly line of Montague Expressway; Thence S50°04'51"W, 80.13 feet to the point of beginning.



Containing 347.6 Acres more or less.



## EXHIBIT B

### MAP OF THE EXISTING PROJECT AREA AND THE ADDED AREA



-  Redevelopment Project Area No. 1
-  Proposed Added Area